

**IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.**

The party obtaining this order is responsible for
noticing it pursuant to Local Rule 9022-1.

Dated: April 12, 2011



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**RANDOLPH J. HAINES
U.S. Bankruptcy Judge**

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10-19803

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:
Andrew Lowell Ullery and Shantelle Ullery
Debtors.

Wells Fargo Bank, N.A.
Movant,
vs.

Andrew Lowell Ullery and Shantelle Ullery
Debtors; Diane M. Mann, Trustee.

Respondents.

No. 2:10-bk-22851-RJH

Chapter 7

O R D E R

(Related to Docket #46)

Hearing Date: April 11, 2011

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed by U.S. Bankruptcy Code 362(a) are hereby terminated as to Movant with respect to that certain real property which is subject of a Deed of Trust dated March 15, 2006, and recorded in the office of the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Andrew Lowell Ullery and Shantelle Ullery have an interest in, further described as:

Lot 76, THAYER PARK MANOR, according to Book 311 of Maps, page 18, records of Maricopa County, Arizona.

1 IT IS FURTHER ORDERED that this Order vacating the automatic stay imposed by U.S.
2 Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtors converts this case
3 to another chapter under the U.S. Bankruptcy Code.

4 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
5 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement,
6 or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors.
7 However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if
8 Debtors' personal liability is discharged in this bankruptcy case.